TO LET FOR BUSINESS PURPOSES.

A LARGE STORE TO LEASE.—UNDER FIFTH AVENUE Hotel, with basement if desired. Apply to H. R. DREW & CO., 175 Fifth avenue.

FIFTH AVENUE, NO. 157, BETWEEN NINETEENTH and Twentieth streets.—To lease for a term of years for business purposes. Apply before 10 A. M. or after 6 P. M.

IMPORTANT TO MANUFACTURERS.—TO LEASE FOR a term of years, a large Plot of Ground, well covered with buildings suitable for manufacturing purposes; location best in the city; 200 feet water front, with one dock; abundance of steam power if desired. Inquire at the brewery, 501 First avenue. D. M. KOEHLER.

LOFT TO LET.—A FIRST CLASS THIRD LOFT AND spacious Office, with fine light, suitable for a foreign or domestic agent, or a compact business. Apply at 4.0 Broadway, up stairs.

RENT OR SALE.—WEST THIRTY-FIFTH STREET, near Broadway, the Premises Nos. 147 and 149; 50x76 block; buildings on rear, 50x25; on front 40x50. Apply to WILLIAM D. ANDREWS & BRO., 414 Water street.

STEAM POWER AND FLOORS, 80x90, TO LET, TOgether or separate, in the most eligible factory building in the city. Inquire at 218 West Twenty-sixth street, between Seventh and Eighth avenues.

STORES AND VACANT LOTS TO RENT.—AT MOST ACcessible point on East River. WILLIAM D. ANDREWS & BRO., 414 Water street, or Slip Chandlery of DAVID W. McLEAN, corner East and Delaney streets.

SUPERIOR OFFICES TO LET, FROM 1ST MARCH.—Second, third and fourth stories, 149 Broadway, corner of Liberty street. Apply on the premises, to I. G. PEARSON.

TO LET—HOUSE AND STORE, OR STORE ALONE, 25x70 feet, being in perfect order, having been thoroughly fitted up last May; house also in perfect order; possession immediately if required. 201 Sixth avenue, opposite Macy's, near Fourteenth street.

TO LET—A SMALL STORE ON WEST TENTH STREET, close to Broadway; very desirable location for the confectionery, corset, half goods or similar business, with the Fixtures and Shelving complete. Apply immediately to GUSTAVUS BRAMSON, 243 Broadway, room 16.

TO LET—WITH STEAM POWER, THE THIRD AND fourth Floors, of 50,000 square foot room each, in the new, well lighted building, Fortieth street, corner of Tenth avenue; each floor is heated by steam; has hoist and water; ready for occupation on the 15th of February; business very hazardous in taking fire need not inquire. Particulars at FIRST & PRYIBIL'S, machinists, 452 Tenth avenue.

TO LET—THE THREE LOFTS 39 WEST FOURTH street, and the building 121 Mercer street. Inquire of G. GUENTAL, 39 West Fourth street.

TO LET—A FIRST CLASS STORE AND BASEMENT, 50 Leonard street; possession immediately. Inquire of Messrs. MOONEY & CO., second loft.

TO LET, AT 86 WALKER STREET, NEAR BROADway, three Lofts, 100 by 25, suited for light manufacturing purposes; possession immediately; or the whole Building would be let on nine years' lease from the 1st May next.

TO LEASE—THE LARGE FOUR STORY BROWN stone Houses 26 and 28 East Twelfth street, between Broadway and University place, suitable for business purposes; immediate possession. Apply to owner, 51 Broadway, room 24, from 12 to 3 P. M.

TO LEASE—LARGE FOUNDRY BUILDING ON TWENtieth street; coal yard, water front and pier foot of East Nineteenth street; also vacant Lots near the water. Apply to H. D. & J. U. BROOKMAN, 57 South street.

TO LEASE—THE CORN EXCHANGE MILLS, IN EAST Twenty-third street, with or without machinery; will be altered to suit tenant; immediate possession. Inquire at 112 East Fourteenth street.

TO LEASE—THE STORES AND BASEMENTS NO. 1,154 Broadway and No. 212 Fifth avenue, connected and running through from Broadway to Fifth avenue. Also the Store and Basement No. 214 Fifth Avenue, corner of Twenty-sixth street. Apply to J. W. S. DEY, No. 80 Beaver street.

TO LEASE—FOR A TERM OF YEARS, LOTS IN JANE street, south side, near Thirteenth avenue. Apply to J. S. WARD, 42 Pearl street.

TO RENT—A STORE ON BROADWAY, NEAR UNION square. C. C. WAYLAND & AYMAR, 163 Fulton street.

THE SUBSTANTIAL AND WELL LIGHTED BUILding, 60x75 feet; five stories, avenue A and Twentieth street; with or without power. E. B. KELLOGG, 50 West street.

5TH AVENUE (NO. 161), NEAR TWENTY-SECOND street.—Large and wide basement store to let, high ceiling; about 80 feet deep; good light; with cellar.

DWELLING HOUSES TO LET.

Furnished.

A.—98 HOUSES TO LET; CHOICE LOCALITIES; LOW rents; furnished, from $125 to $600 a month; unfurnished, $1,600 a year and upwards. WILLIAM TUCKER, 820 Fifth avenue, above Twenty-sixth street.

A.—HEADQUARTERS FOR FURNISHED AND UNfurnished Houses to let, in first class situations, for private or boarding occupancy. WARD & OGDEN, Broadway, corner Seventeenth st.

A.—HANDSOMELY FURNISHED FOUR STORY brown stone Houses on West Thirty-fourth, Thirty-ninth and Forty-eighth streets, very low; 2 three story on Lexington avenue; 1 on Seventy-ninth street, East. WM. POOLEY, 27 Park place.

HANDSOMELY FURNISHED FOUR STORY HOUSE, with all modern improvements, suitable for private families or boarding; rent $1,400. For particulars apply at 252 West Fifteenth street.

HOUSE 16 WEST FORTY-NINTH STREET, TO LET.—One to three years; new, four stories, basement, under cellar, high stoop, 25x60; parlor, pier and mantel mirrors, chandeliers and gas fixtures throughout; other furniture if desired; early possession. Apply on premises or at 243 Broadway, room 8.

TO LET FURNISHED.—A HANDSOME BROWN STONE House, elegantly and completely furnished, situated in West Tenth street, near Fifth avenue; rent $3,600; possession May 1; will be let to a private family only. Address J. B., box 2,561 Post office.

Unfurnished.

TO RENT—THE THREE STORY AND BASEMENT brick House 166 Allen street, containing all the modern improvements; possession can be given April 1, or possibly sooner. Apply for permits of H. L. SLOTE, of Slote & Janes, 93 Fulton street.

TO RENT—UNFURNISHED, ON WEST TWENTY-second street, a three story high stoop brick House; modern improvements, &c.; rent $1,500; immediate possession. JAMES R. EDWARDS, 277 West Twenty-third st.

FURNISHED ROOMS AND APARTMENTS TO LET.

ANY GENTLEMAN WILLING TO PAY LIBERALLY for a handsomely furnished Parlor and Bedroom, on second floor, front, elegantly furnished, in a gentleman's house, in Twenty-third street, adjacent to Seventh avenue, can address M. B., box 162 Herald office. Breakfast served in room if desired.

AT 40 WEST FOURTH STREET—HANDSOMELY FURnished Second Floor to let; also Apartments for light housekeeping to respectable parties; accessible to cars. Apply as above.

A SUIT OF FURNISHED ROOMS IN PRIVATE house; all modern improvements; suitable for housekeeping. No children. Cars convenient. $11 25 per week. 11 and 17 Abingdon square, Eighth avenue.

A PRIVATE FAMILY WILL LET THE SECOND Floor, furnished, suitable for gentleman and wife, 313 West Nineteenth street, a few doors west of Eighth avenue.

AT BRICK COTTAGE, 473 FOURTH AVENUE, NEAR Thirty-second street, Parlor Floor, furnished handsomely, $8 per week; use of kitchen. Small room $3.

A FURNISHED ROOM TO LET—BY A PRIVATE family. Inquire at 242 East Eleventh street.

TO LET—FURNISHED ROOMS (FRENCH HOUSE), for gentlemen. 22 East Fifteenth street, near Fifth avenue.

TO LET—AN ELEGANTLY FURNISHED FRENCH Flat, in a first class location; Furniture for sale, all new. Address R. J., Herald office.

TO LET—AT 25 EAST FIFTEENTH STREET, OPPOSITE Tiffany & Co.'s, elegantly furnished Rooms, without board, to gentlemen only.

TO LET—FURNISHED, FRONT OR BACK PART, FOR light housekeeping, of a six-roomed floor; or whole floor, and Furniture for sale. Apply at 561 Eighth avenue, third floor.

TO LET—FURNISHED FOR LIGHT HOUSEKEEPING Second Floor of first class house, with use of parlor and piano; references exchanged. 227 West Twenty-fifth street.

$7 PER WEEK.—A WELL FURNISHED PARLOR TO let; prefer to let without board; American family, with home comforts. 133 West Thirty-fifth street.

34TH STREET, BETWEEN FIFTH AND SIXTH AVENUES.—An elegantly furnished House to rent; other Houses, furnished and unfurnished. Apply at Everett Library rooms, 588 Sixth avenue.

139 WEST FORTY-FIFTH STREET.—NEATLY FURnished Rooms, without board; also a few convenient for light housekeeping; furnished or unfurnished; hot and cold water, bath, &c. Terms moderate.

491 BROOME STREET, THREE BLOCKS WEST OF Broadway.—To let, several nicely furnished Rooms, to single gentlemen or man and wife. Rent from $2 to $5 per week.

UNFURNISHED ROOMS AND APARTMENTS TO LET.

FIRST FLOOR TO LET—CONSISTING OF FIVE rooms; best location in the city. Inquire at 547 Sixth avenue, between Thirty-second and Thirty-third streets.

LOWER PART OF HOUSE, ENGLISH BASEMENT preferred, for two adults, between Fourteenth and Thirty-fourth streets, Third and Seventh avenues. Address, for three days, stating when possession can be had, A. MANSELL, station D, Bible House.

CITY REAL ESTATE FOR SALE.

East Side.

A FREE REGISTER, WITH PARTICULARS OF 2,000 Houses and Building Lots for sale and to let, containing city map, &c., &c. Apply to V. K. STEVENSON & SON, 11 Pine street.

A.—FOR SALE, ON SECOND AVENUE, BELOW Tenth street, a fine extra wide House, lot 125 feet deep, and in splendid condition; will be sold low. ARCHIBALD L. WILLIAMS, No. 2½ Murray street.

A.—PRIVATE HOUSES FOR SALE, STORE PROPERty for sale, Tenement Property for sale; will pay from 10 to 14 per cent; also first class Houses, near Fifth avenue; some good bargains. Apply to PETTIRETH & REMSEN, 1,036 Third avenue, near Sixty-first street.

A HOUSE, 107 EAST SIXTIETH STREET, BETWEEN Fourth and Lexington avenues; first class; finished in hard wood; hall and stairway wainscoted in marble; size 20x62x100; will be sold cheap and on reasonable terms. Apply to GEO. M. SIMONSON, 1,269 Broadway.

BEAUTIFUL BROWN STONE, NEAR LEXINGTON, 25x50x100, $18,000; one, $16,000; elegant four story brown stone flat, $22,500; another, $17,000; brick, $12,000. LIONEL FROHLICH, Third avenue, corner Fifteenth street.

FOR SALE—NEWLY AND HANDSOMELY FURnished three story high stoop brown stone House, 621 Lexington avenue; terms easy. Apply on premises from 10 A. M. to 5 P. M.

CITY REAL ESTATE FOR SALE.

East Side.

FOR SALE—THE ELEGANT FOUR STORY BROWN store House, high stoop, replete with all modern improvements, finished in hard wood, situated in Seventy-fourth street, 50 feet east of Madison avenue; possession immediately; terms to suit. For further particulars, HOFFMAN, COBURN & CO., 602 Sixth avenue.

FOR SALE—SITUATED IN FIFTY-EIGHTH STREET, near Central Park, two first class Houses, brown stone, four story; elegantly finished in hard wood. A fine opportunity for cash. HOFFMAN, COBURN & CO., 602 Sixth avenue.

FOR SALE—A FOUR STORY BROWN STONE HOUSE in Beekman place, near Forty-ninth street, overlooking East River; a splendid location; a portion of the purchase money will be taken in cabinet furniture, pianofortes or good merchandise. Apply in person to M. DOUGHTY, 79 Nassau street.

FOR SALE—HOUSE AND LOT ON LENOX HILL, four story brown stone; parlor finished in rosewood and black walnut; house first class in every respect, 25x80x103; will be sold at a bargain. HOFFMAN, COBURN & CO., 602 Sixth avenue.

FOR SALE OR TO LET—ON FIFTH AVENUE, vicinity of Forty-ninth street, elegant, full width four story high stoop brown stone House; rent $5,500 per year. Permits of A. JOURNEAY, No. 1 Pine street.

LOTS FOR SALE—CHOICE LOTS ON FIFTH AND Madison avenues and intersecting streets, adjacent to the principal avenues. Apply to A. JOURNEAY, No. 1 Pine street.

MURRAY HILL.—FOR SALE, A MAGNIFICENT FOUR story high stoop brown stone House, on Thirty-eighth street, near Fifth avenue; new carpets and mirrors; the house is in first class order. Apply to ISAAC HONIG, 25 Pine street.

NECESSITY MAKES OPPORTUNITY.—FOR SALE cheap, a four story brown stone House, below Sixty-second street, near Central Park; also one on Lexington avenue. FRANCIS CRAWFORD, 968 Third avenue.

3D AVENUE PROPERTY FOR SALE.—A FIVE STORY House and full Lot on west side Third avenue, below Sixtieth street. Inquire at 247 East Seventy-first street, between 8 and 9 A. M. and 5 and 8 P. M.

$22,500.—TWO THREE STORY, BASEMENT AND cellar high stoop brown stone Houses, Fifty-seventh street, between Lexington and Fourth avenues, 20x45; parlors in hard wood; bay windows. CHARLES F. MALLOY.

West Side.

A THREE STORY BASEMENT BRICK HOUSE, ALSO rear building, for sale cheap. Apply on the premises, 457 West Eighteenth street.

ANY PARTY DESIROUS OF PURCHASING A FINE brown stone House on Twenty sixth street, near Sixth avenue, with small amount of cash, apply to C. S. PECK & CO., 947 Broadway.

A SPECIAL AND PEREMPTORY SALE—ON TUESday, February 6, at 11 o'clock, prompt, at stable 13 Vestry street, of three fine truck, express, cart or business Horses; one large Express Wagon, one carpenter's Wagon, one Rockaway, one Top Wagon, one Open Wagon, one Depot Wagon; also express and truck Harness, light Road Harness, Blankets, Robes, Whips, &c. N. B.—For full particulars see Tuesday's Herald.

FOR SALE—ON TWENTY-NINTH STREET, NEAR Fifth avenue—A three story brick House, of extra width, with stable attached; will be sold low, furnished or unfurnished. Apply to MULLER, WILKINS & CO., No. 7 Pine street, or 33 East Seventeenth street.

FOR SALE—TWO LOTS, NOS. 421 AND 423 WEST Forty-fourth street, each 25x100, with a neat Cottage on one, Cottage and brick Building on the other; liberal terms. Apply to M. DOUGHTY, 79 Nassau street.

FOR SALE—A THREE STORY FRENCH ROOF Brown Stone House, 23x50, lot 100 feet, No. 64 West Forty-ninth street, on Columbia College lease ground; with or without Furniture. Inquire on the premises.

$24,000.—FOR SALE, FIFTY-THIRD STREET, between Fifth and Seventh avenues, a three story high stoop brown stone House, 16.8x50x105; north side street; all modern improvements. J. STEVENSON, 58 Broadway, room 14.

Miscellaneous.

FOR SALE—A BROWN STONE HIGH STOOP HOUSE, size 25x55, with all improvements; price $31,000. For particulars apply to GEO. SAMUELS, 469 Broadway.

IMPORTANT. WARD & OGDEN, Real Estate Brokers, are now offering for sale, at reduced valuations, 500 Dwelling Houses, desirably situated, from $8,000 to $200,000 each, on accommodating terms. Broadway, corner of Seventeenth street.

BROOKLYN PROPERTY FOR SALE AND TO LET.

HERALD BRANCH OFFICE—BROOKLYN.
ADVERTISEMENTS FOR THE NEW YORK HERALD
RECEIVED AT BRANCH OFFICE,
AT NO. 4 COURT STREET, CITY HALL SQUARE,
OFFICE OPEN FROM 8 A. M. TILL 8 P. M.
BROOKLYN CARRIERS AND DEALERS CAN RECEIVE THEIR PAPERS AT THE HERALD BRANCH DELIVERY, NO. 7 FRONT STREET, BROOKLYN.

A GOOD CHANCE TO PROCURE A SPLENDID home.—Only $2,000 cash, balance of $6,700 on mortgage, for a three story Philadelphia brick House; replete with all the modern improvements; located on Lafayette avenue, near Nostrand, Brooklyn; also the fine Cottage 284 Hancock street, near Broadway, for $3,500, $500 to $900 down, balance in seven years. For full particulars address ESTATE, box 175 Herald office.

FOR SALE—THREE STORY BRICK HOUSE; ALL improvements; 133 Livingston street; excellent neighborhood; one minute within City Hall and all car lines; reasonable price. Inquire on premises.

FOR SALE CHEAP—A BRICK HOUSE ON TWENTY-third street, South Brooklyn; gas, water, heater; only $600 cash. Apply to S. P. DU BOIS, 195 Elm street, N. Y.

$5,000 CASH, BALANCE ON MORTGAGE.—FOR sale, two of the finest brown stone Houses in Brooklyn, E. D., situated on Bedford avenue (Nos. 172 and 174), between Hewes and Penn streets. They are entirely new, and contain every improvement that long experience could suggest; laundry, water, gas, closets in every room, &c.; ready for immediate occupation. Apply at 206 Canal street. Will be shown by person on premises.

$19,000.—MAGNIFICENT BROWN STONE RESIdence, in one of the best localities in Brooklyn; the property of a lady whose illness will not permit of housekeeping; rich Furniture, made to order, will be sold at half its cost; terms satisfactory. Only principals address A., box 219 Herald office.

JERSEY CITY, HOBOKEN, HUDSON CITY AND BERGEN REAL ESTATE.

For Sale.

AN INDISPUTABLE FACT—THAT REAL ESTATE on Jersey City Heights has increased in greater proportion than any suburb of the city, owing to its convenient and healthy situation, the low rates of taxation and the positive protection afforded by Jersey laws. Cottages from $1,500 to $4,500; French roof Houses, elegant Villas, Lots and Plots, which the want of money has placed in the market at very low prices. JOHN H PLATT, opposite Court House, Jersey City Heights.

$2,300 WILL BUY A SMALL, NEAT ONE story Cottage on Bergen hill, four rooms, large building in rear, suitable for workshop or stable, water and waste pipes in both, on Grove street, one block from Bergen avenue station; Newark and New York Railroad fare ten cents, including ferriage; trains every half hour; only 16 minutes from foot of Liberty street; good neighborhood and healthy location. J. A. COTTINGHAM, 104 West street, corner Liberty.

$2,500 WILL BUY A NEW, TWO STORY Cottage on Prescott place, near Library Hall, east side of Bergen Hill, within walking distance of the ferry; close to horse cars; water and gas. J. A. COTTINGHAM, 104 West street, corner of Liberty street.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

ALL WANTING FARMS—GOOD SOIL, MILD CLImate—for papers address C. K. LANDIS, Vineland, N. J.

A BEAUTIFUL COTTAGE FOR SALE—WITH IMmediate possession, situated on the corner of Washington and Chestnut streets, in the village of Tarrytown, within ten minutes' walk of the depot; parlor, library and dining room on the first floor; hall through centre; four large bedrooms on the second floor; kitchen, laundry, one bedroom, cellar and store room down stairs; range, heater, grates and marble mantels; gas and gas fixtures throughout the whole house; wide piazza front and rear, and on one side with vines, rose bushes, &c.; grounds 125 feet on Washington street and 85 feet on Chestnut street; fruit, shade trees and small fruits; stable for two horses; carriage and coachman's room; well and cistern water, with pumps in kitchen and in stable. The whole house, stable, fences, &c., are all newly painted and in splendid order throughout. It will be sold complete, ready furnished as it now is for $12,000; unfurnished, $10,000; on very easy terms, and immediate possession given. Apply to S. EMBERSON, 609 Sixth avenue.

AT STATEN ISLAND, NEAR FERRY, TO LEASE FOR manufacturing or other purposes, ten to twenty thousand square feet of surface, in a substantial brick building, with or without steam power. THOMAS BOND, 132 Broadway.

ADVERTISER HAS A PLOT OF GROUND, ABOUT 2½ acres, in Montclair, Essex county, N. J., splendidly situated for building purposes, within ten minutes walk from depot, which he will sell cheap, or will trade for a good House and Lot on the west side of city, or for diamonds, set or unset. Address owner, J. P. S., Herald office.

AT POUGHKEEPSIE, N. Y.—A COUNTRY SEAT FOR sale, 1½ miles from the city Court House; new and first class improvements; high ground, pure air and beautiful scenery; abundance of choice fruit, and 25 acres of best land. EDWARD MERRITT. Refers to Richard P. Merritt, 97 Gold street, New York.

AT NEW BRIGHTON, HAMILTON PARK.—TO RENT, three brick Villas, furnished and unfurnished; gas, water, lawns, shade trees, &c.; near ferry. Apply to HAMILTON & CO., 93 Front street.

FARM FOR SALE—OF 54 ACRES CHOICE LAND, good buildings, well shaded, near Queens depot, Long Island Railroad. Apply to or address B. ALBERTSON, Queens, L. I.

FOR SALE—IN ORANGE COUNTY, IN THE TOWN of Deer Park, within two miles of Oakland station, on the Monticello Railroad and 1½ miles from the Hudson and Delaware Canal, near village and churches, a nice Farm, containing about 190 acres, well laid out as a dairy farm. On the above there is a blue stone quarry not equalled in the State. A fine opportunity for flagstone and blue stone men. For particulars inquire of M. DOUGHTY, 79 Nassau street. No letters answered.

FOR SALE—THE BEAUTIFUL FRENCH ROOF HOUSE now occupied by H. H. Wiser, Esq., situated on Washington, Depeyster and Chestnut streets, in the village of Tarrytown, within ten minutes' walk of the depot; double House, had through centre, parlor, large dining room with bay window, and kitchen on the first floor; second and third floors, four bedrooms each, with closets to each; cellar and furnace down stairs; a small building about 50 feet from the main house, used as a summer kitchen, laundry and servants' rooms; stable, carriage house, &c.; grounds front on streets; fruit, shade and ornament in abundance; price $20,000, on easy terms. Photograph, size of rooms &c., with S. EMBERSON, 609 Sixth avenue.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

GENTEEL TWO STORY BASEMENT COTTAGE, NINE rooms, one-eighth acre land; surroundings good; four minutes' walk from landing, New Brighton; $3,250; terms easy. DARRIN, 50 Broad street.

METUCHEN, N. J.—FOURTEEN ACRES OF splendid Land, fair House, fruit, shade, &c.; very cheap; would exchange for city House; also choice Farms, Cottages, &c., at bargains. KELLY BROTHERS, 205 Broadway.

TO MANUFACTURERS.—A FINE MANUFACTURING Site, located on the line of the Delaware, Lackawanna and Western Railroad, consisting of 14 acres, with frame Dwellings, and the finest Water Power in Pennsylvania, within 2½ hours of New York and Philadelphia, and 50 miles of coal regions; a great bargain. Address PEIRSON & STILLMAN, East Stroudsburg, Pa.

TO LET—A LARGE HOUSE, WITH AN ACRE OF Ground, good fruit, &c., at New Durham, N. J., forty minutes from Chambers street. Apply to WILLIAM T. DAY, 199 Wooster street, New York.

WESTCHESTER COUNTY.—FOR SALE, WITH EARLY possession, a comfortable House, with nearly half an acre of ground, barn, &c.; easy of access, an hour's ride from Peck Slip ferry; situate in Melrose, a healthy neighborhood; the above will prove a good investment for building purposes or for any business requiring room. For particulars apply to J. KERSHAW, 159 William street, New York, up stairs.

75 ACRES BEAUTIFUL LAND AT WHITE PLAINS, Westchester county, ten minutes' walk from depot; very little money required; terms made to suit purchaser. C. S. PECK & CO., 947 Broadway.

REAL ESTATE TO EXCHANGE.

A FINE TRACT OF LAND IN IOWA, CONTAINING 160 acres, to exchange for merchandise. Address A. B., Herald office.

BRICK HOUSE IN BROOKLYN, $7,500; STATEN Island House, near Quarantine ferry, $5,500; no mortgage; one or both to exchange for New York house. MICHAEL MURPHY, 49 Whitehall street.

FOR SALE OR EXCHANGE—SEVERAL FINE BROWN stone Houses, choice locations, near Central Park, ranging from $1,400 to $40,000. Address FRANK FIELD, 323 Eighth avenue.

THREE WHOLESALE STOCKS CLOTHING, TWO retail stocks Dry Goods, to exchange for Real Estate; also first class Dwellings for Lots and Farms. MILLS & CLARK, 128 Chambers street.

TO EXCHANGE—FOR A NICE COUNTRY SEAT IN New Jersey, a fine Farm, splendid to cut up, ten miles on Long Island, near depot. KELLY BROTHERS, 205 Broadway.

WANTED—A PLEASANT RESIDENCE IN YONKERS, with carriage house, gas, &c., price from $5,000 to $7,000, in exchange for a neat three story brick House and Lot, with all improvements; price $17,500, balance cash remain on mortgage. Apply to the owner, on the premises, 253 West Thirty-sixth street, near Ninth avenue, New York.

WILL EXCHANGE—BROOKLYN RESIDENCE, BEtween Fort Green and Hanson place, 16 rooms, all improvements, $16,000, for New York city house or bonds and mortgages. Address K. A. C., 229 East Nineteenth street.

REAL ESTATE WANTED.

WANTED TO PURCHASE—TWO LOTS OF GROUND, 25x100 each, between First and Ninth avenues and Twentieth and Fiftieth streets. Address REAL ESTATE, box 126 Herald office, three days, stating price.

COPARTNERSHIPS.

NEW YORK, FEBRUARY 3, 1872.—THE COPARTNERship heretofore existing between the undersigned, Henry W. Wagner and Salvador Barlow, is this day dissolved by mutual consent. All debts and demands will be paid by Henry W. Wagner. H. W. WAGNER. SALVADOR BARLOW.
N. B.—The business will be still carried on by 28 and 30 avenue A. H. W. WAGNER.

BUSINESS OPPORTUNITIES.

A WELL-KNOWN MANUFACTURING HOUSE WOULD take exclusive sale of some valuable and profitable specialties wanted by painters, builders, contractors or manufacturers. Address box 633 Post office, New York.

A PARTNER WANTED—IN THE HARDWARE BUSIness at Chicago; advertiser will furnish two-thirds of capital and divide equally. Those with capital and thorough knowledge of the business address, for ten days, STEWART, Herald office.

A BUSINESS PARTNER, WITH $6,000 CAPITAL, IN a profitable, legitimate manufacturing business, covered by letters patent; money to develop business and under control of inventor. For personal interview state where to be seen and address MONOPOLY, box 4,116 New York Post office.

A.—$1,500.—WANTED, A SQUARE BUSINESS MAN to take half interest in a successful liquor saloon and place of amusement in this city; profits immense. Call for particulars at 208 Thompson street, near Bleecker, between 10 and 1.

A RELIABLE MAN, WITH $5,000, MAY LEARN OF a satisfactory opportunity for investing in a good business already established by addressing OPPORTUNITY, Herald office.

A.—WANTED, A PARTY, WITH $10,000 AND EXPErience in hardware trade; $5,000 in an established safety lock factory; $10,000 in retail coal business. Apply to GRIGGS, CARLETON & CO., Financial Agents, 98 Broadway.

A.—A PARTY WITH $5,000 WILL FIND A DESIRABLE investment in the manufacture of an article indispensable in almost every mechanical pursuit. Apply to GRIGGS, CARLETON & CO., Financial Agents, 98 Broadway.

A SURE FORTUNE.—ANY GENTLEMAN HAVING $3,000 capital can hear of an extraordinary opportunity for making money by applying at 408 Broadway, room 14.

FOR SALE—A WELL ESTABLISHED MILLINERY Business on Broadway; or partner wanted. Address M., box 144 Herald office.

PARTNER WANTED—ACTIVE OR SILENT, WITH $12,000 or more, in a gine factory; principals only will answer. Address G. F., Herald office.

PARTNER WANTED—WITH $5,000, IN A STRAW goods manufacturing business; must be a man of character and not afraid of work. Apply to T. W. STONE, 477 Broadway.

PARTNER WANTED—MALE OR FEMALE, WITH $2,000 or $3,000; the only one in this city; a sure fortune and now commences. Apply at 245 East 110th street, between Second and Third avenues, N. Y.

PARTNER WANTED—IN A MERCHANT TAILORING business already established; either a good tailor or a business man, with capital of $3,000 to $5,000, can be shown a fine opportunity to extend and make money in the business. Address, with full name, TAILOR, care of J. B. West, 55 Union square.

PARTNER WANTED—WITH $6,000, TO JOIN IN THE manufacture of a staple hardware, secured by patents, with unlimited demand; good profits; factory in working order; no agents. Address MANUFACTURER, Herald office.

PARTNER WANTED—IN THE OLD IRON, METAL and Machinery business, in one of the best locations in Brooklyn; one able to conduct the financial part of the business and able to command from $6,000 to $8,000, can address M. O. P., Brooklyn Branch Herald office.

THE ADVERTISER, HAVING A MOST SPLENDID painted panorama, with all apparatus and appliances complete, requiring $200 and upwards per week the year round, wishes a Partner with $500 to $800. Apply immediately at 427 Canal street, in third store.

WANTED—A PARTY WITH CAPITAL TO ENGAGE with the advertiser in a safe manufacturing business which will pay 50 to 75 per cent. Address J. W. SHAMAN, box 6,162 Post office.

WANTED—A PARTNER, WITH FROM $5,000 TO $15,000, to manufacture an article that will cost from $10,000 to $50,000 per year, with unlimited increasing facilities. Address GAB, Herald office.

$1,000.—PARTNER WANTED, AS TICKET seller and manager for a money-making show, lately exhibited to crowded houses in New York city and highly spoken of by the press; expenses very light, and will pay, with proper management, $3,000 weekly profits. Apply at 315 Sixth avenue, up stairs.

$2,500—PARTNER, IN ESTABLISHED BOOT AND shoe store in finest city West; plenty business; quick sales and large profits; money invested in stock immediately. Address WEST, Herald office.

$2,800 CASH WILL BUY AN ESTABLISHED Light Manufacturing Business, including machinery, &c.—Article staple; pays 40 per cent; easily managed. Apply to REED & HOYT, No. 5 Dey street.

$10,000.—THE ABOVE AMOUNT IS WANTED in a well established, profitable and staple manufacturing business, to extend the same; $2,000 per annum for two years will be paid for it, and the loan well secured; the best of mercantile references given. Address HARDWARE, box 209 Post office, Elizabeth, N. J.

EUROPE.

L. LEGRAND'S PERFUMES.
207 Rue St. Honore, 207, Paris.
Perfumery Oriza,
special for the preservation of beauty.
Fes. Oriza and Oriza Lys,
distinguished perfumes of various bouquets.
Sold by all perfumers, druggists and hairdressers.

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A1 STANDARD AMERICAN BILLIARD TABLES.—New and elegant designs; Parlor Bagatelle Boards and everything appertaining to billiards, at lowest prices. H. W COLLENDER, successor to Phelan & Collender, 738 Broadway.

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AT 25 EAST TWELFTH STREET, NEAR UNIVERSITY place, ladies and gentlemen will receive the highest price for cast off Clothing, Carpets, &c., by calling on or addressing Mr. or Mrs. L. HART.

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AT THE UPTOWN ESTABLISHMENT, 616 SIXTH AVEnue, near Forty-sixth street.—Having received from the West large orders for Cast-off Clothing and Carpets, I will pay for Pants from $2 to $4; Coats, $7 to $30; Dresses, $5 to $60. Call on or address Mr. or Mrs. FLATTO.

A HIGHER PRICE THAN EVER PAID FOR LADIES' and gentlemen's Cast-Off Clothing, Carpets and Jewelry, by F. HARRIS, 71 Sixth avenue, between Washington and Waverley places. Ladies attended by Mrs. Harris.

AT 452 FOURTH AVENUE, ABOVE TWENTY-NINTH street, ladies and gents will be astonished at the prices S. MINTZ pays in cash for Cast-off Clothing, Carpets, Jewelry; $16 to $60 for Silk Dresses, $4 to $15 for Coats, $2 to $5 for Pants. A note through post punctually attended to by Mr. or Mrs. MINTZ.

$3 TO $5 BROADWAY, NEAR THIRTEENTH STREET.—H. HERZ pays the highest price for ladies' and gentlemen's Wearing Apparel, Carpets, &c. Ladies waited on by Mrs. Herz. Please send note.

AMUSEMENTS.

GRAND OPERA HOUSE, CORNER OF EIGHTH AVEnue and Twenty-third street.
THIRD WEEK OF THE EUROPEAN CIRCUS.
THRONGS OF DELIGHTED PEOPLE IN ATTENDANCE.
****EVERY AFTERNOON, AT TWO.****
****EVERY EVENING, AT EIGHT.****
MONDAY AFTERNOON AND EVENING, FEB. 5,
"THE LEAP OF THE TWO BRIDGES," by JOHN HENRY COOKE, the wonderful act by which he thronged the GRAND CIRQUE NAPOLEON, PARIS, for over 100 nights! Also, first time in America, HARRY WELBY COOKE in his startling Jugging Backward Act on Horseback will be added to the programme.
The arena is placed on the stage in a gorgeous palace setting, which affords an excellent view from any part of the elegant Opera House, while the comfortable seats which are secured to purchasers add wonderfully to the enjoyment of THE BEST ENTERTAINMENT IN THE CITY!!!

GLOBE THEATRE.
Manager.....Mr. WM. B. FRELIGH
GRAND OPENING.
TAKE A NOTICE.
GRAND MATINEE
EVERY MONDAY AND THURSDAY
AT 2 O'CLOCK.
MONDAY, FEBRUARY 5,
GRAND MATINEE AT 2 O'CLOCK; DOORS OPEN AT 1.
EVENING AT 8; DOORS OPEN AT 7.
Engagement with the celebrated Comedian, Mr.
CHARLES PETRIE
and
A NEW COMPANY OF FAVORITES.
Will be presented the new drama by Mr. J. W. Meath, entitled
PEDESTIN;
OR, CUTE THE RELIABLE.
Cute.....Mr. Charles Petrie
Mrs. W. G. Jones, Miss Polly Booth,
Mrs. E. B. Holmes, Mr. Maurice Pike, Mrs. Cornely,
Mr. Higgins, Mr. Manly, Mr. P. Connelly,
Miss Mary Wilson, Davis, &c.
NOPE, THE CLOWN DOG.
PEDESTIN
will be acted both
AFTERNOON AND EVENING MONDAY AND THURSDAY.
Friday evening, benefit of Mr. CHARLES PETRIE.
POPULAR PRICES.
Admission.....50 cents
Reserved Parquet and Balcony Chairs.....$1
Private Boxes.....$7
Amphitheatre.....25 cents

WALLACK'S.
NINTH WEEK.
LAST SIX NIGHTS OF
JOHN GARTH,
which must be withdrawn, notwithstanding
ITS GREAT SUCCESS,
to allow of the production of
NOVELTIES.
Mr. Lester Wallack's celebrated Drama,
THE VETERAN,
after long and elaborate preparation, is almost in readiness for production, but is at present postponed in consequence of the CONTINUED SUCCESS OF JOHN GARTH.
The Manager begs to announce that he has purchased the right to produce Mr. H. J. Byron's greatly successful new Comedy,
PARTNERS FOR LIFE.
Due notice will be given of the re-appearance of Mr. Charles Mathews and Mr. John Brougham.

BOOTH'S THEATRE. BOOTH.
SEVENTH WEEK OF JULIUS CÆSAR.
MR. EDWIN BOOTH
AS BRUTUS.
MR. LAWRENCE BARRETT
AS CASSIUS.
Mr. F. C. BANGS.....as.....MARC ANTONY
Mr. D. W. WALLER.....as.....JULIUS CÆSAR
Miss BELLA PATEMAN.....as.....PORTIA
JULIUS CÆSAR
MATINEE ON SATURDAY, AT ONE.
Box book open six days in advance at the Theatre; also at Ditson's Music Store, 711 Broadway.

ACADEMY OF MUSIC.—LAST SEASON OF PAREPA-ROSA GRAND ENGLISH OPERA.
CARL ROSA.....Proprietor and Director.
D. DE VIVO.....Business Manager.
Reappearance of the reigning favorite,
Mme. PAREPA-ROSA.
On the evening of MONDAY, February 5, first subscription night, first time in English in New York, Verdi's popular opera,
UN BALLO IN MASCHERA (A Masked Ball),
with new dresses, fine appointments, a gorgeous dance en scene and a military band on the stage. This opera has been translated for the Rotunda stage expressly for the PAREPA ROSA Company, and will be produced with the following admirable cast:—
Mme. PAREPA-ROSA in her grand role of Amelia; Mrs. VAN ZANDT as Oscar; Mrs. SEGUIN as Ulrica; Mr. CASTLE as Ricardo; Mr. CODE as Renato; Mr. HALL as Samuel; Mr. RYSE as Tom,
Conductor.....Mr